

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

40 Irving Avenue, Prahran Vic 3181

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$2,900,000

&

\$3,180,000

Median sale price

Median price \$1,885,000

Property Type House

Suburb Prahran

Period - From 01/04/2025

to

30/06/2025

Source REIV

Comparable property sales (*Delete A or B below as applicable)

~~A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.~~

	Address of comparable property	Price	Date of sale
1	82 Chomley St PRAHRAN 3181	\$2,935,000	27/06/2025
2	81 Lewisham Rd.N PRAHRAN 3181	\$3,175,000	18/05/2025
3			

OR

~~B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

28/07/2025 12:39



 4  3  1

Rooms: 3
Property Type: House (Res)
Land Size: 207 sqm approx
[Agent Comments](#)

Indicative Selling Price
\$2,900,000 - \$3,180,000
Median House Price
June quarter 2025: \$1,885,000

Comparable Properties



82 Chomley St PRAHRAN 3181 (REI)

[Agent Comments](#)

 4  2  2

Price: \$2,935,000
Method: Sold Before Auction
Date: 27/06/2025
Property Type: House (Res)
Land Size: 367 sqm approx



81 Lewisham Rd.N PRAHRAN 3181 (REI)

[Agent Comments](#)

 4  3  2

Price: \$3,175,000
Method: Private Sale
Date: 18/05/2025
Property Type: House (Res)
Land Size: 462 sqm approx

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

Account - Marshall White | P: 03 9822 9999



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